

CLAIMS

1. A method for conducting a real estate transaction between a real estate buyer and a real estate seller, the method comprising:
receiving a property search criteria from the real estate buyer;
assigning a discount code to the real estate buyer, said discount
5 code being associated with a target property; and
if the real estate buyer procures said target property:
paying the real estate buyer a rebate amount; and
collecting a transaction fee from the real estate seller,
said transaction fee including said rebate amount.
2. The method of claim 1, wherein the real estate buyer rents said target property.
3. The method of claim 1, wherein the real estate buyer purchases title of said target property.
4. The method of claim 1, further comprising:
receiving qualifying information from the real estate buyer; and
providing said qualifying information to the real estate seller
of said target property.
5. The method of claim 4, further comprising searching a database for said target property using said qualifying information.
6. The method of claim 1, further comprising searching a database for said target property using said property search criteria.
7. The method of claim 1, further comprising receiving confirmation that the real estate buyer procured said target property.
8. The method of claim 1, further comprising directing the real estate buyer to the real estate seller.
9. The method of claim 8, further comprising collecting a referral fee from the real estate seller after directing the real estate buyer to the real estate seller.
10. The method of claim 1, wherein if the real estate buyer does not procure said target property, assigning the real estate buyer a secondary discount code, the secondary discount code being associated

with a second property shown by the real estate seller.

11. The method of claim 10, wherein if the real estate buyer procures said second property:

5 paying the real estate buyer said rebate amount; and
 collecting said rebate amount and said transaction fee from the
 real estate seller.

12. The method of claim 1, wherein paying the real estate buyer a rebate amount further comprises receiving confirmation that the real estate buyer procured said target property.

13. A computer-readable medium having computer-executable instructions for performing the operations recited in claim 1.

14. A system for conducting a real estate transaction, the system comprising:

5 a real estate seller offering a target property for one of
 purchase and rent;
 a real estate buyer procuring said target property from said real
 estate seller; and

10 a real estate host listing said target property in a host
 database, said real estate host assigns a discount code to said real
 estate buyer, said discount code being associated to said target
 property such that when said real estate buyer procures said target
 property said host pays said real estate buyer a rebate amount.

15. The method of claim 14, wherein said real estate host receives qualifying information from said real estate buyer.

16. The method of claim 14, wherein said real estate host receives a property search criteria from said real estate buyer.

17. The method of claim 14, wherein said real estate buyer searches for said target property on said host database.

18. The method of claim 14, wherein said real estate host receives confirmation from said real estate buyer that said real estate buyer procured target property.

19. The method of claim 14, wherein said real estate host

collects a referral fee from said real estate seller after directing said real estate buyer to said real estate seller.

20. The method of claim 14, wherein said real estate host collects a transaction fee from said real estate seller after said real estate buyer procures said target property.